

**AMENDMENT ONE
CONSTRUCTION MANAGEMENT RISK (CMAR) SERVICES
DECATUR CLASSICAL ELEMENTARY SCHOOL
CONTRACT NUMBER PS3021A**

This Amendment to Agreement Number **PS3021A (“Amendment”)** is entered into as of March 17, 2020 by and between the **Public Building Commission of Chicago**, a municipal corporation organized and operating under the Constitution of the State of Illinois and having its principal office at Room 200, Richard J. Daley Center, 50 West Washington Street, Chicago, Illinois 60602 (“Commission”), and **Berglund Construction** with offices located at 8410 South Chicago, Chicago, Illinois (“Berglund” or “Construction Manager”) and hereby amends the Agreement for the Decatur Classical Elementary School (the “Agreement”) dated December 11, 2018, between the Commission and the Construction Manager as further set forth herein. Collectively, PBC and Berglund or Construction Manager are referred to herein as the “Parties.”

RECITALS

WHEREAS, the Commission, on behalf of the Chicago Public Schools (“CPS”), has undertaken the renovation, rehabilitation, improvement, and construction of the Decatur Classical Elementary School (the “Project”) located at 7030 North Sacramento Avenue, Chicago, Illinois; and

WHEREAS, the Commission requires certain construction manager services (“Services”) described in this Agreement for the Project; and

WHEREAS, at its annual meeting on October 1, 2018, the Board of Commissioners of the Public Building Commission of Chicago (PBC Board) approved a partial undertaking for the Project; and

WHEREAS, at its regular meeting on December 11, 2018, the PBC Board approved the appointment of Berglund to be the Construction Manager for the Project; and

WHEREAS, the Commission approved an Initial Guaranteed Maximum Price (“GMP”) of \$11,655,853.24 with BA for the Project; and

WHEREAS, the Commission and Construction Manager desire to amend the Agreement to establish a revised GMP in the amount of **\$20,750,000.00** (including the \$11,655,853.24 previously approved) as provided in this Amendment that is within the amount that has been authorized by the PBC Board for the Project; and;

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NOW THEREFORE, in exchange for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Commission and Construction Manager, the Parties hereby agree to amend the Agreement and establish the Project GMP as follows:

AMENDMENT

I. TERMS AND CONDITIONS

The recitals set forth are hereby incorporated in and made a part of the Agreement.

II. COMPENSATION

DELETE the form in Exhibit H of the Agreement "Initial Guaranteed Maximum Project Cost" and **REPLACE** with the "Partial Guaranteed Maximum Project Cost"

(Remainder of the page is intentionally left blank)

PARTIAL GUARANTEED MAXIMUM PROJECT COST

Berglund Construction

Decatur Classical School Annex and Renovations - PS3021A

Amendment One

DESCRIPTION	COST
1. General Conditions	<u>\$495,651.00</u>
2. Payment and Performance Bond & Insurance	
Payment and Performance Bond	\$141,000.00
Insurance	\$218,374.00
Subcontractor Default Insurance	\$253,163.00
	<u>\$612,537.00</u>
3. Construction (A+B)	
A. Pre-Construction Services	<u>\$280,077.00</u>
B. Cost of the Work	
Cost of Construction (General Requirements + Cost of Construction)	<u>\$16,141,789.99</u>
Site Work Allowance	\$300,000.00
Moisture Mitigation Allowance	\$60,000.00
CCTV Allowance	\$100,000.00
Environmental Allowance	\$50,000.00
CM's Contingency	\$500,000.00
Commission's Contingency	\$1,500,000.00
C. Allowances and Contingencies TOTAL	<u>\$2,510,000.00</u>
TOTAL Cost of the Work (Pre-Construction, Cost of Construction + Allowances + CM Contingency + Commission's Contingency) (A+B+C)	<u>\$18,931,866.99*</u>
	<u>\$18,931,866.99</u>
4. Construction Manager's Fee (percentage of the total value of line 3)	<u>3.75%</u>
	<u>\$709,945.01</u>
The Guaranteed Maximum Project Cost Proposal will be the added values of Lines 1 +2 +3 +4	<u>\$20,750,000</u>

¹ Unused portions of all dollars including contingencies and allowances will be returned to the Project's budget and ultimately, the User Agency (CPS)

Signature: 

Date: March 30

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IN WITNESS WHEREOF, the parties hereto have agreed and executed this Amendment 1.

ATTEST:
PUBLIC BUILDING COMMISSION OF CHICAGO

Luis E. Limfot
Chairman

Cosimo D'Amico
Secretary

Date: July 01, 2020

Approved as to form and legality:

Anne G. Zredd
Neal & Leroy, LLC

Date: 4/2/20

CONSTRUCTION MANAGER:

Berglund Construction:

Fred Berglund
President or Authorized Designee

Fred Berglund, President

March 30, 2020
Date

AFFIX CORPORATE
SEAL, IF ANY, HERE

County of Cook
State of IL

Subscribed and sworn to me this 30th day of March, 2020.

[Signature]
Notary Public

My Commission expires: 6/18/20
(SEAL OF NOTARY)

